

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that Kenneth R. Winebrenner, Jr. and Janice L. Winebrenner

in consideration of Fifty Thousand and No/100 (\$50,000.00) Dollars and assumption of mortgage indebtedness recited hereinbelow, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto William G. Spearman and Dorothy Phillips Spearman, their heirs and assigns, forever:

ALL that lot of land in Greenville County, South Carolina known and designated as Lot Number One Hundred Fifteen-A (115-A) as shown by a revised plat of a portion of Section Two (2) Chanticleer Subdivision, made by Campbell & Clarkson, dated August 21, 1967, and recorded in the RMC Office for Greenville County, S. C. in Plat Book "RRR" at Page 141, and having, according to said plat, the following metes and bounds: 14 (156) WG 1.3-1-99

BEGINNING at an iron pin on the South side of East Seven Oaks Drive at the joint front corners of Lots 117-A and 115-A and running thence along said lot lines, S. 35-11 W. 167.5 feet to an iron pin; thence turning and running N. 46-46 W. 197.45 feet to an iron pin on the East side of Bartram Grove; thence turning and running along Bartram Grove N. 37-06 E. 14.9 feet to an iron pin; thence continuing along Bartram Grove N. 35-11 E. 100 feet to an iron pin; thence turning and running a curve into East Seven Oaks Drive the cord of which is N. 80-11 E. 35.3 feet to an iron pin on East Seven Oaks Drive, thence running along East Seven Oaks Drive, S. 54-49 E. 170 feet to the point of beginning.

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above described property.

This Grantee herein assumes and agrees to pay the balance due on that certain mortgage given by Kenneth R. Winebrenner, Jr. and Janice L. Winebrenner to Wachovia Mortgage Company, in the original principal sum of \$140,000.00, dated September 4, 1981, and recorded in the RMC Office for Greenville County, S. C. in Mortgage Book 1551, at Page 915, the principal balance (SEE OTHER SIDE)

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining: to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and assigns against the grantor(s) and the grantor's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 3rd day of September 1982

SIGNED, sealed and delivered in the presence of: Kenneth R. Winebrenner, Jr. (SEAL), Janice L. Winebrenner (SEAL), Alice M. Goodson, and Nella Jewell.

STATE OF TEXAS, COUNTY OF GREENVILLE, PROBATE: Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof. SWORN to before me this 3rd day of September 1982. Lida B. Nekuza (SEAL), Notary Public for Texas, My commission expires: 1-31-85 LIDA B. NEKUZA

STATE OF TEXAS, COUNTY OF GREENVILLE, RENUNCIATION OF DOWER: I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released. GIVEN under my hand and seal this 3rd day of September 1982. Lida B. Nekuza (SEAL), Notary Public for Texas, My commission expires: 1-31-85 LIDA B. NEKUZA

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RECORDED this day of 1982 at 5.00